



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Shannon Valley Farms, Unit 5

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 60                      No. of Lots Approved: 60

Variances Requested: 1. Horizontal curve variance on Road A at station 9+50, from 250' to 225'.  
2. Vertical curve variance on Road A at station 6+00, from 75' to 50'.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the site's topography and features (sinkhole) restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. The proposed round-about meeting the Federal Highway Administration's Design Guidelines for roundabouts. The design details will be addressed during the design plan stage of the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in this area is subject to approval by the County following review of the report. Engineered footings may be required for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenity area, and the drainage system.
8. Meeting all requirements of the approved use on review development plan.
9. Meeting all applicable conditions of the previously approved Concept Plans and Use-on-Reviews (8-SD-02-C / 8-K-02-UR & 10-SH-04-C / 10-J-04-UR).
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The Planning Commission approved the Concept Plan for this subdivision on August 8, 2002 for a total of 346 detached single-family lots on 156.17 acres at a density of 2.22 DU/AC. The PR (Planned Residential) for the property was approved by Knox County Commission on February 25, 2002. The final plat for the first unit of the subdivision was approved by the Planning Commission on July 8, 2004 for 31 lots. A revised concept plan (10-SH-04-C/10-J-04-UR) for this area of the subdivision was approved on October 14, 2004 revising the proposed street access from Murphy Rd. The application that is now before the Planning Commission is for a slight revision to the alignment of the main road in that area and includes a revision to the lot layout. The area covered by the revision includes 60 lots on 21.41 acres for a density of 2.80 du/ac. The applicant is also requesting a two unit increase in the total number of units for the subdivision, bringing the total to 348 units.

The proposed street layout includes a round-about intersection with two street legs and an access drive to the amenity area. The round-about will have to meet Federal Highway Administration's Design Guidelines and the design details will be addressed during the design plan stage of the subdivision.

There are a couple of sinkholes/depressions on this site. If any building construction is proposed within the 50' setback area around the sinkhole/depressions, a geotechnical report must be prepared by a

registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas. If the Tennessee Department of Environment and Conservation determines that a depression is not a sinkhole, construction within the sinkhole may be permitted pending the results of the geotechnical study.

**MPC Action:** Approved

**MPC Meeting Date:** 7/14/2005

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. The proposed round-about meeting the Federal Highway Administration's Design Guidelines for roundabouts. The design details will be addressed during the design plan stage of the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in this area is subject to approval by the County following review of the report. Engineered footings may be required for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenity area, and the drainage system.
8. Meeting all requirements of the approved use on review development plan.
9. Meeting all applicable conditions of the previously approved Concept Plans and Use-on-Reviews (8-SD-02-C / 8-K-02-UR & 10-SH-04-C / 10-J-04-UR).
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**Summary of MPC action:**

APPROVE variances 1 & 2 because the site's topography and features (sinkhole) restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

**Date of MPC Approval:** 7/14/2005

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**